

Planning and Zoning Meeting

Posting of Agenda -The agenda for this meeting was posted on the State of Utah and City of West Bountiful Web-Site and sent to Clipper Publishing Company on January 22, 2010 per state statute requirement.

Minutes of the regular session of the Planning and Zoning Commission of West Bountiful City held on Tuesday, January 26, 2010, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman James Ahlstrom, Stephen Fackrell; Dave Tovey, Commissioners, and Alan Malan (Alternate) Commissioners.

MEMBERS/STAFF EXCUSED: Craig Howe; City Administrator, Denis Hopkinson; and Ed Smith; Alternate Commissioner.

STAFF PRESENT: Mike Eggett; (Planning), Heidi Voordecker (City Recorder), Ben White; City Engineer and Debbie McKean (Secretary).

VISITORS: James Bruhn, John Baza; Council members, Steve Schmidt, Mr. and Mrs. Jeff Huggard, Doug Layne, Brad Brown and Brandon Phillips.

The Planning and Zoning Meeting was called to order at 7:00 p.m. by Chairman James Ahlstrom. Debbie McKean offered an invocation.

Accept Agenda

Chairman Ahlstrom reviewed the agenda as posted. Dave Tovey moved to accept the agenda with the moving of Item # 4 in front of Item #2 . Stephen Fackrell seconded the motion. Voting was unanimous in favor among those present.

Business Discussed:

Consider conditional use permit request for Joyride Auto LLC to be located at approximately 1116 West 500 South.

Mike Eggett introduced the business for the consideration Brad Brown and Brandon Phillips located at the corner of 1100 West and 500 South (Old DavCo building) . Mr. Eggett noted the documents that have been provided for this conditional use to be considered. He noted that the Fire Marshall has given approval but no written approval has been given to date from the Fire Marshall.

Mr. Brown and Mr. Phillips explained that they would be buying cars from the Auto Auction to sell. They would have two cars /two dealer plates. They anticipate having approximately 5 cars on the property at a given time, with 3 outside assigned parking stalls for customer parking. This is just a side business for each of these men as they both have other full-time employment. No repairs will be made, cars will be sold as is.

Chairman Ahlstrom informed Mr. Brown and Mr. Phillips of past problems with the prior business being too big for the property. They assured the commission that they would only have approximately 3 dealer cars on the premises plus up to two cars of their own.

ACTION TAKEN:

Dave Tovey moved to accept the Conditional Use permit for Joyride Auto, LLC located at 1116 West 500 South, West Bountiful with the conditions that no more 3 cars , receive all the proper state licensing and insurance, fire marshal approval, and that only vehicle sales and no repairs be done Alan Malan seconded the motion and voting was unanimous in favor.

Chairman Ahlstrom gave an introduction regarding the Public Hearing for recommended approval of a small lot subdivision located at 705 West Porter Lane (2200 North) for Jeff Huggard. Staff has reviewed the State Code and has determined that Mr. Huggard may proceed through a small subdivision process and still submit a subdivision plat. He explained that the recommendations of the commission will be forwarded to the City Council for final approval.

Staff provided the following documents in the Commissioner Packets:

- A copy of the proposed subdivision preliminary plat and a copy of the plat as it will be when recorded (with acknowledgement and approval signatures). Existing garage will be removed upon sale of lot 2 or 3.
- A copy of the document entitled, "Land Use Authority's Certificate of Written Approval of Small Subdivision without a Plat".
- Copies of letters from utility agencies who will provide services to the property.

Staff recommended that the Planning Commission review the preliminary plat and gives their support in recommending this subdivision for City Council approval subject to the completion of all criteria outlined in the document entitled, "Land Use Authority's Certificate of Written Approval of Small Subdivision and the completion of all sidewalk improvements as part of the first building permit application.

7:15 P.M. Public Hearing to receive public input regarding Jeff Huggard's proposed small subdivision of property located at approximately 750 West Porter Lane (2200 North).

Dave Tovey moved to go into a Public Hearing at 7:19 p.m. to receive public input regarding Jeff Huggard's proposed small subdivision of property located at approximately 750 West Porter Lane (2200 North). Stephen Fackrell seconded the motion and voting was unanimous in favor.

The following Public comments were heard by the Commission:

- Jeff Huggard- expressed appreciation to the city for helping him through the process of . Four years ago they purchased a 1 acre lot with an existing home on the property. They wish now to divide the property into ½ acre and 2 ¼ acre lots. Zoning is ¼ acre minimum zoning and so zoning has been satisfied.
- No other public comments were made regarding this proposal.

ACTION TAKEN:

Dave Tovey moved to close the public hearing at 7:28 p.m. Stephen Fackrell seconded the motion and voting was unanimous in favor.

After closing the Public Hearing the Commission discussed some items that they needed to have confirmed or clarified with Ben White; City Engineer and property owner; Jeff Huggard regarding conditions of the property and determined that all conditions are met to forward recommendation for approval to City Council.

Consider Planning Commission recommendation to City Council for approval of proposed small subdivision of property located at approximately 750 West Porter Lane (2200 North), according to Section 16.16.020(E) of the Municipal Code.

ACTION TAKEN:

Dave Tovey moved to forward the recommendation of a small lot subdivision located at 750 West Porter Lane (2200 North) according to Section 16. 16,020 (E) and subject to the completion of all the criteria outlined in the document entitled "Land Use Authority's Certificate of Written Approval of Small Subdivision without a Plat". Stephen Fackrell seconded the motion and voting was unanimous in favor.

STAFF REPORT

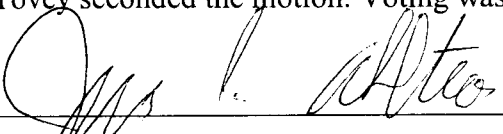
- Doug Layne took the stand and complimented the board on their jobs well done.
- Mike Eggett informed PZ Commission that they are moving forward with the CDA process and things are looking very positive in dedicating the area for future development. He shared a few other details regarding the Smith property at hand. County Commission will consider these things in a February meeting so things can begin to move forward.
- Mr. Eggett has a meeting with the School District on Wednesday.
- Some talk of Sinclair franchising out to become a 7-11.
- Next Council Meeting the city council will be considering the Overlay Zone proposal.

Approval of Minutes dated January 12, 2010

Dave Tovey moved to approve the minutes dated January 12, 2010 as corrected. Alan Malan seconded the motion voting was unanimous in favor.

Adjournment

Alan Malan moved to adjourn the regular session of the Planning Commission Meeting. Dave Tovey seconded the motion. Voting was unanimous in favor. The meeting adjourned at 7:55 p.m.


JAMES AHLSTROM (CHAIRMAN)


HEIDI VOORDECKER (CITY RECORDER)


DEBBIE MCKEAN (SECRETARY)

